

TEXAS TRANSPORTATION COMMISSION

LUBBOCK County

MINUTE ORDER

Page 1 of 1

LUBBOCK District

Near the City of Lubbock, Lubbock County, on FM 2378, the State of Texas acquired two easement interests in certain lands by an instrument recorded in Volume 1265, at Page 135, Deed Records of Lubbock County, Texas.

One of the easements encumbering the real property, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

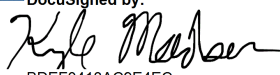
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

Kecia L. Jackson and Landon H. Jackson, Sara A. Simpson and Heath A. Simpson are the owners of the fee interest in the property and have requested to purchase the easement interest for \$450.

The commission finds \$450 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

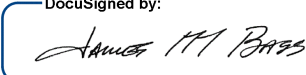
IT IS THEREFORE ORDERED by the commission that the easement interest in the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute a proper instrument releasing all of the state's right, title, and interest in the tract to Kecia L. Jackson and Landon H. Jackson, Sara A. Simpson and Heath A. Simpson for \$450.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD

Executive Director

115783 June 25, 2020

Minute Number	Date Passed
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Sheet 1 of 2 (Plat)

NE Corner 174.6 Acre Tract V. 226, P. 237,
Lubbock County Deed Records
Original Parent Tract
N 87°11'07" W 637.33'

5.033 Acres

No Improvements

20' x 174'
Drainage Easement
V. 1265, P. 135
Tract 1 per this Survey
3480 Square Feet
0.0798 Acres

N 87°11'07" W 631.17'

East Line Section 14,
& CL F.M. 2378

Parent Tract of
5.033 Acre Tract
CCFN 2019017131

R-O-W Line
Line Section

F.M. 2378

80' Total R-O-W
West 40' V. 1265, P. 143

(30' Strip Paving)

Section 47

N01°49'59"E
 2906.00'
 Not to Scale
 Block P

for Field Notes,
General Notes,
Key Map and
Surveyor's Report.

See Sheet 2 of 2
"Notes"

Service Title

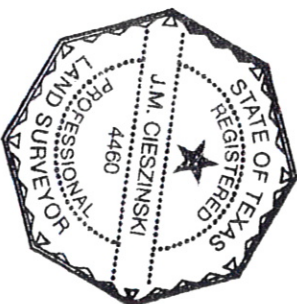
Scale: 1"=100'

Legend

- ⊗ Fd. Railroad Spike
- ⊙ Fd. 1/2" Rod with Green Cap
Marked RPLS 4460
- ⊕ Set 1/2" Rod with Green Cap
Marked RPLS 4460

All found Monuments shown hereon are
Physical Monuments of Record Dignity
CCFN Lubbock County Clerk File Number

J.M. CIESZINSKI, RPLS # 4460
PLAT SHOWN AS SURVEYED ON THE
GROUND
February 13, 2020



ABACUS ENGINEERING
SURVEYING

2737 81st Street

LUBBOCK, TEXAS

806-745-7670

Count on It

TEXAS SURVEYING FIRM NO. 101153-00
TEXAS ENGINEERING FIRM NO. 4368

Plat and Field Notes on a
0.0798 Acre Tract (Tract 1 of 1) out of Section 14, Block
D-6, Lubbock and Hockley Counties, Texas

Sheet 2 of 2 (Notes)

FIELD NOTES on a 0.0798 acre tract(3480 square feet) being Tract 1 of 1 tracts out of Section 14, Block D-6, Lubbock and Hockley Counties, Texas, said Tract 1 being entirely in Lubbock County and also out of the 174.6 acre tract described in Volume 226, Page 237, Lubbock County Deed Records (LCDR) and being the same tract as the tract described as PART 1 in an EASEMENT FOR HIGHWAY PURPOSES from S.A. Gibson, Sr. and Wife Verda M. Gibson to the State of Texas recorded April 28, 1971 in Volume 1265, Page 135, Lubbock County Deed Records, said Tract 1 currently being part of the 5.033 acre tract described in Lubbock County Clerk File Number (CCFN) 2019026072 and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with green cap marked RPLS 4460, hereinafter referred to as Abacus Cap, in the West Right of Way line of F.M. 2378 as described Volume 1265, Page 143, LCDR, for the Northeast corner of this tract, having Texas North Central Zone Coordinates (NAD 83, 2011, Epoch 2010.0000) of North: 7282462.57, East: 879012.48 from which a found railroad spike, the Northeast corner of the 174.6 acre tract bears S 88° 10' 01" E(Texas North Central Zone Bearing Basis), 40.00 feet and N 01° 49' 59" E, 2906.00 feet and also from which the Northeast corner of the 5.033 acre tract bears S 88° 10' 01" E, 40.00 feet and N 01° 49' 59" E, 151.58 feet;

- (1.) THENCE S 01°49'59" W, with the West Right of Way line of F.M. 2378, a distance of 20.00 feet to a set Abacus Cap for the Southeast corner of this tract;
- (2.) THENCE N 88°10'01" W, 174.00 feet to a set Abacus Cap for the Southwest corner of this tract;
- (3.) THENCE N 01°49'59" E, a distance of 20.00 feet to a set Abacus Cap for the Northwest corner of this tract;
- (4.) THENCE S 88°10'01" E, 174.00 feet to the PLACE of BEGINNING and containing 0.0798 acres (3480 square feet).

Surveyor's Report

These notes and the attached plat are based on a survey made on the ground January 23, 2020.

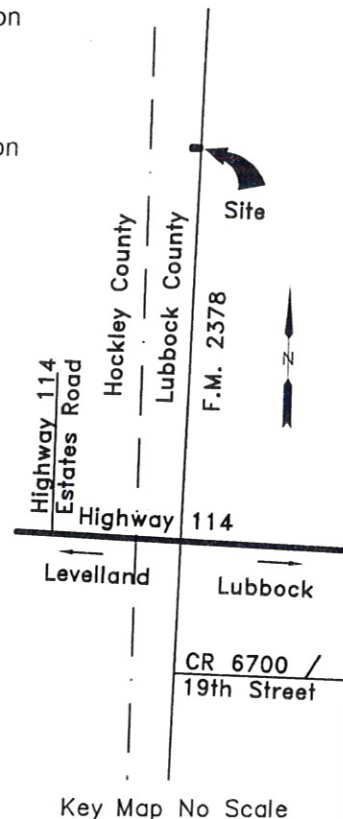
Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents. All found monuments shown on Sheet 1 (Plat) are physical monuments of record dignity.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

Bearings and coordinates are based on the Texas North Central Zone Coordinate System. NAD 83, 2011, Epoch 2010.0000.

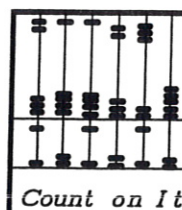
See Sheet 1 of 2 (Plat) for additional information.

No Error of Closure in Survey.



J.M. CIESZINSKI, RPLS # 4460

February 13, 2020



ABACUS ENGINEERING SURVEYING
 2737 81st Street
 LUBBOCK, TEXAS
 806-745-7670

TEXAS SURVEYING NO. 101153-00
 TEXAS ENGINEERING FIRM NO. 4368